



Higham Estate Agents



4 St. Austell Avenue

Tyldesley, Manchester, M29 7FY

Asking price £365,000

HIGHAM ESTATE AGENTS are thrilled to present a charming three-bedroom semi-detached house situated just off the picturesque Treen Road in Astley. This property boasts generous living spaces, including three reception rooms, a storage garage, and a lovely rear garden. With convenient access to local shops, esteemed primary and secondary schools, as well as a selection of pubs and restaurants, this home is expected to generate significant interest and sell quickly.

- Three Bedroom Semi Detached
- Three Reception Areas
- Good Size Rear Garden
- Driveway Parking & Garage
- Idyllic Astley Location
- Nearby Schools & Amenities
- Council Tax Band C
- Leasehold 999 Years from 1964 £15 PA

Viewing

Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.



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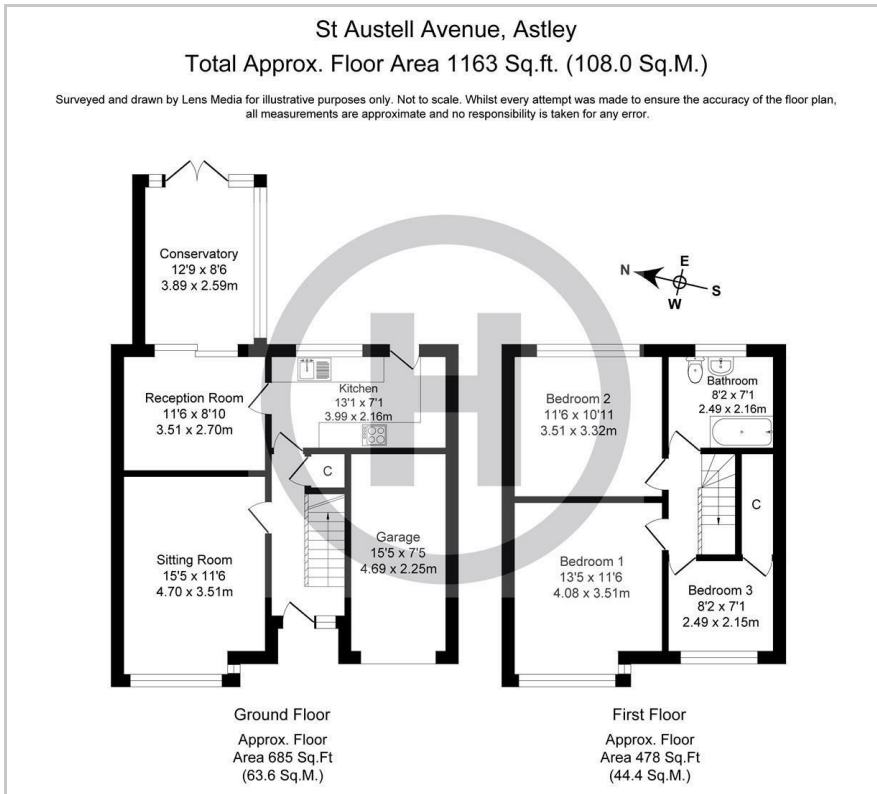


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Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	58
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Property Description

The property boasts a welcoming entrance hallway with stairs rising to the first floor. An internal door leads into a generous sitting room with a large bay window overlooking the front. Down the hallway is an internal door leading into the kitchen, equipped with a selection of wall and base units, complementing work surfaces, tiled splashbacks, room for standalone appliances, and a rear-facing door and window. An internal door leads into the well-proportioned dining room which opens into the conservatory flooding the space with natural light. Upstairs, you will discover a spacious master bedroom featuring a full bay window at the front and built-in wardrobes. At the rear, there is a generously sized second bedroom with a window that faces the back, while the adequately sized third bedroom, complete with eaves storage, is located at the front. Completing the interior is a three-piece family bathroom equipped with an over-bath shower. Moving to the rear garden, the property boasts a large patio area alongside an artificial lawn. At the front, you will find an expansive block-paved driveway that provides off-road parking for multiple vehicles, leading to the integral single garage. The property is leasehold on a 999 year lease from 1963 and an annual ground rent payment of £15 is required. The property is also of traditional construction, is warmed by gas central heating and benefits full UPVC double glazing.

Additional Information

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Higham Estate Agents. Money Laundering Regulations - At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your co-operation to ensure there will be no delay in agreeing and progressing with the sale.

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